



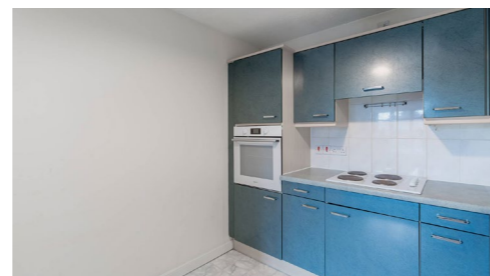
18/6 South Gray Street
Newington, Edinburgh, EH9 1TE

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Gated entrance by car.
- Two Further gates providing pedestrian access.
- Shared secure entry.
- Reception hall with storage.
- Attractive living room.
- Open access to kitchen with appliances.
- Double bedroom with built in mirrored wardrobes.
- Further bedroom with storage.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Communal grounds.
- Allocated parking space accessed.
- Bike store.
- Permit & metered parking.



GENERAL DESCRIPTION

A first floor flat, part of an established development in the highly regarded Newington district, perfectly positioned for access into Edinburgh city centre and a wide range of local amenities. The development (built by Cala), boasts a gated entrance with access to parking at the rear with a further gate providing pedestrian access. The property would be suitable for a first time buyer/young couple, professional person or perhaps for letting purposes .

FACTORING NOTE

The development is factored by James Gibb with an approximate charge of £250.00 per quarter. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 1.6 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 9.5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

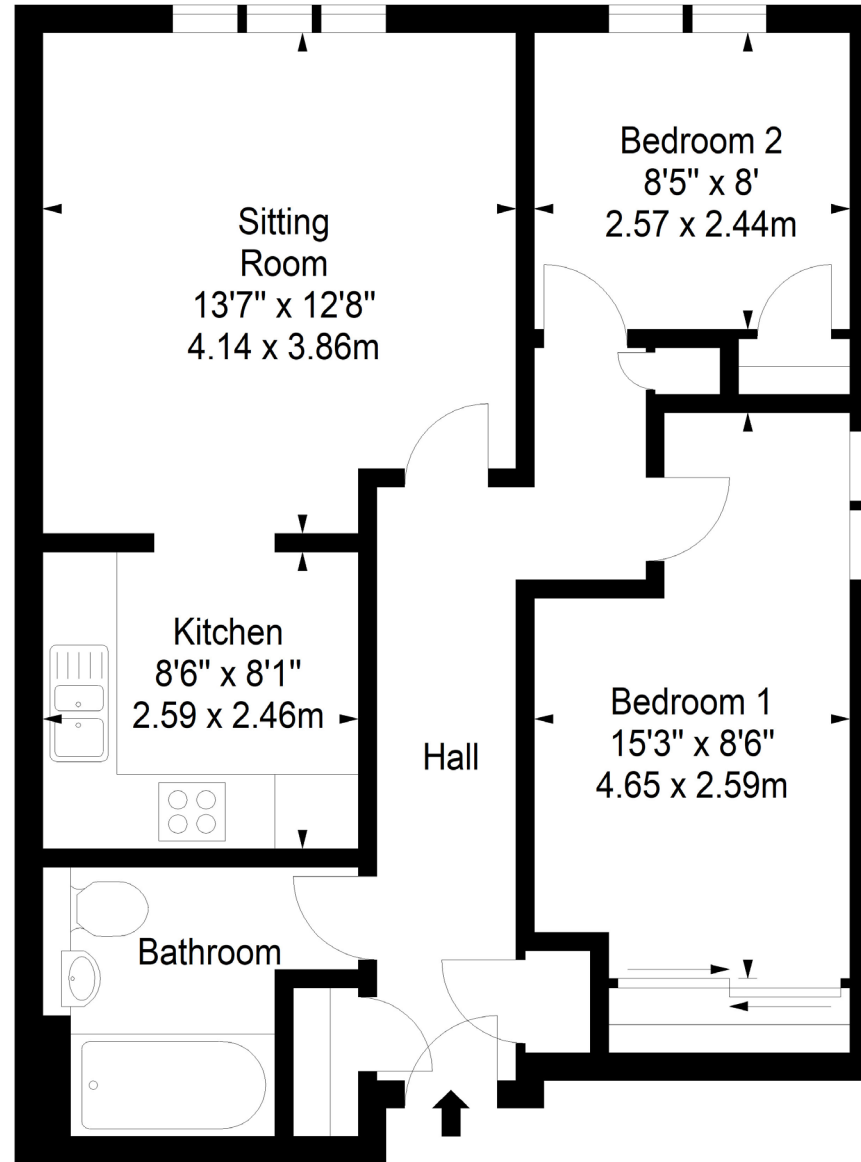
LOCATION

South Gray Street is located in a quiet location in the enviable Newington district of the city, a short walk from an excellent range of shops, services, restaurants and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. There is good primary and secondary schooling in the area and the property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and The National Library. Recreational facilities on hand include the Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, all within easy walking distance. The Edinburgh Royal Infirmary Hospital is nearby, and a range of bus services provide quick and easy access into the City Centre together with good road access to the city bypass which connects easily to the motorway network.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE AND AUTOMATIC WASHING MACHINE.



**ENERGY PERFORMANCE
CERTIFICATE RATING B**



First Floor

**South Gray Street,
Edinburgh,
Midlothian, EH9 1TE**



Approx. Gross Internal Area
620 Sq Ft - 57.60 Sq M
For identification only. Not to scale.
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